



Barley Down Drive, Winchester, Hampshire, SO22 4LS

Winkworth





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## Detached Home with Garage and Off-Road Parking in Popular Badger Farm

This detached property offers a bright and welcoming home in popular Badger Farm, enhanced by plentiful windows and dual-aspect rooms. Added advantages include the detached garage, off-road parking and energy-efficient solar panels.

The ground floor features a useful porch which leads to the welcoming entrance hall with a W.C. and storage cupboard leading off. The spacious, triple aspect sitting room to one side is a good-sized, welcoming room boasting a feature fireplace and patio doors leading to the garden. Opposite, the beautifully appointed open-plan kitchen/dining room has a brick effect tile wall as an attractive focal point, while integrated appliances include oven, hob, grill, dishwasher, and fridge freezer. A peninsula island provides a convenient breakfast bar.

Upstairs, there are three well-proportioned bedrooms with bedroom one benefitting from built-in wardrobe. A neatly presented family bathroom with a shower over the bath completes the first floor.

Outside, the private rear garden is laid to lawn and there are several mature shrubs surrounding. Side access leads to the front, where a driveway and car port offers sheltered parking and access to the detached garage.







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Approximate Gross Internal Area  
Main House = 937 Sq Ft / 87.1 Sq M  
Garage = 146 Sq Ft / 13.6 Sq M  
Total = 1083 Sq Ft / 100.7 Sq M



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### Directions

From Southgate Street, head in a southerly direction along St Cross Road. Turn right at the roundabout, signposted for Oliver's Battery and Badger Farm. At the next roundabout, take first exit onto Meadow Way. Take the third right onto Barley Down Drive.

### Location

Conveniently located in the popular Badger Farm area of Winchester with easy access to the M3. Sainsbury's superstore is close by and there are excellent bus services into the centre of Winchester with its railway station (links to London Waterloo in approx. 60 minutes), High Street shops, boutiques, library, coffee shops, public houses, restaurants, theatre, cinema, museums and, of course, the City's historic Cathedral. The property is in catchment for Kings' secondary school.

COUNCIL TAX: Band D, Winchester City Council.

SERVICES: Mains Gas, Electricity, Water & Drainage.

BROADBAND: Superfast Broadband Available. FTTC (Fibre to the Cabinet). Checked on Openreach May 2025.

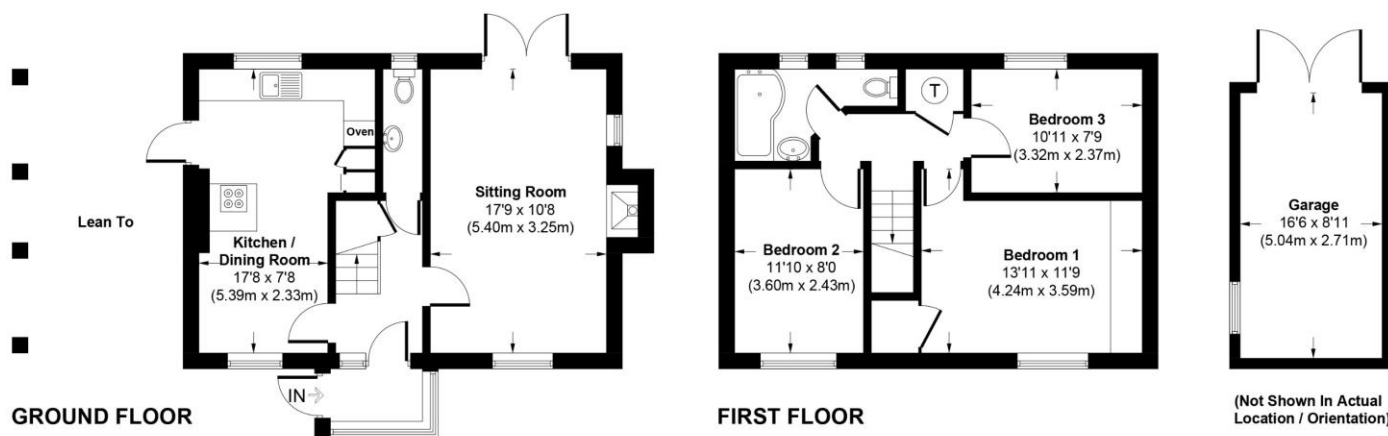
MOBILE SIGNAL: Coverage With Certain Providers.

HEATING: Mains Gas Central Heating.

TENURE: Freehold.

EPC RATING: B

PARKING: Off street parking on driveway.



This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

### Viewings

Strictly by appointment with Winkworth Winchester Office

[Winkworth.co.uk/winchester](https://www.winkworth.co.uk/winchester)

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